

FLOODPLAIN NOTES:  
ACCORDING TO THIS SURVEYOR'S  
INTERPRETATION OF INFORMATION SHOWN  
ON THE NATIONAL FLOOD INSURANCE  
PROGRAM (NFIP) "FLOOD INSURANCE  
RATE MAP" (FIRM), COMMUNITY PANEL  
NO. 48439C0410K, EFFECTIVE SEPTEMBER  
25, 2009, THIS PROPERTY LIES WITHIN  
ZONE ZONE A - AREAS DETERMINED TO BE  
WITHIN THE 100-YEAR FLOODPLAIN.  
ZONE X - AREAS DETERMINED TO BE  
OUTSIDE THE 500-YEAR FLOODPLAIN.

PRIVATE WATER AND SEWER:  
WATER TO BE SERVED BY JOHNSON  
COUNTY SUD, CCN: 10081. SEWER TO BE  
SERVED BY PRIVATE INDIVIDUAL DISPOSAL  
SYSTEM.

PRIVATE P.R.V.'S WILL BE  
REQUIRED; WATER PRESSURE EXCEEDS 80  
P.S.I.

**PROPERTY DESCRIPTION**

**A 5.333 ACRE TRACT OF LAND, IN THE J. E. NEELY SURVEY, ABSTRACT NO. 1180, TARRANT COUNTY, TEXAS, CONVEYED TO AUSHRIF JASON & JENNIE JAVEED, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D222043519, DEED RECORDS OF TARRANT COUNTY, TEXAS, (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING, AT A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF SAID JAVEED TRACT, IN THE WEST LINE OF A TRACT OF LAND, CONVEYED TO DODDSON & DODSON, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D205031354, D.R.T.C.T., IN THE SOUTH LINE OF FM NO. 1187; THENCE, WITH THE COMMON LINE BETWEEN SAID JAVEED TRACT, AND WITH SAID DODSON TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:**

- 1. S 00°29'38" E, A DISTANCE OF 30.41 FEET, TO AN IRON ROD FOUND;**
- 2. N 81°48'16" E, A DISTANCE OF 20.15 FEET;**
- 3. S 00°28'38" E, A DISTANCE OF 175.87 FEET, TO A NAIL FOUND;**
- 4. S 00°24'53" E, A DISTANCE OF 396.91 FEET, TO AN IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID JAVEED TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO BISON ASSET MANAGEMENT, LLC, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D222017675, D.R.T.C.T.;**

**THENCE, WITH THE COMMON LINE BETWEEN SAID JAVEED TRACT, AND WITH SAID BISON TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:**

- 1. S 89°48'04" W, A DISTANCE OF 216.90 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";**
- 2. N 00°53'38" W, A DISTANCE OF 37.64 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";**

TARRANT COUNTY  
STANDARD PLAT NOTES

1. DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY DEVELOPMENT REGULATIONS MANUAL, AND THE TARRANT COUNTY FIRE CODE.
2. TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
3. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. ALL DRAINAGE EASEMENTS THAT ARE ADJACENT AND PARALLEL TO THE RIGHT-OF-WAY OF DEDICATED PUBLIC ROADWAYS WILL BE MAINTAINED BY TARRANT COUNTY AS APPROVED BY TARRANT COUNTY TRANSPORTATION SERVICES.
4. THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. TARRANT COUNTY IS NOT RESPONSIBLE FOR CONFIRMING OR ENSURING THE AVAILABILITY OF GROUNDWATER.
6. ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOMEOWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORMWATER OVERFLOW DAMAGES RESULTING FROM THE STORMWATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
7. TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
8. TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
9. LANDOWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY'S TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.
10. ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCES, TREES, OVERGROWN SHRUBS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY A SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES AN INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. PROPERTY OWNERS SHALL MAINTAIN EASEMENTS. THE COUNTY CAN REMOVE TREES OR ANY OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

3. S 89°19'09" W, A DISTANCE OF 205.43 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID JAVEED TRACT, IN THE EAST LINE OF OLD GRANBURY ROAD;  
**THENCE**, WITH THE EAST LINE OF SAID OLD GRANBURY ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
 1. N 00°28'28" W, A DISTANCE OF 441.88 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";  
 2. N 43°56'11" E, A DISTANCE OF 111.06 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID JAVEED TRACT;  
**THENCE**, WITH THE SOUTH LINE OF SAID FM NO. 1187, N 82°17'09" E, A DISTANCE OF 327.93 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 5.333 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON OCTOBER 02, 2023.

SURVEYOR'S NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).  
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.  
 3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.  
 4. ( ) DENOTES RECORD DATA.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON OCTOBER 21, 2023.


NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS  
 THAT I, JENNIE JAVEED, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, JAVEED ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A 5.333 ACRE TRACT OF LAND, IN THE J. E. NEELY SURVEY, ABSTRACT NO. 1180, TARRANT COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.


Jennie Javeed 8-19-24  
JENNIE JAVEED DATE  
OWNER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JENNIE JAVEED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19<sup>th</sup> DAY OF August, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC




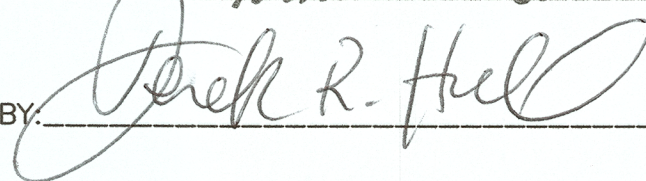
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS  
THAT I, AUSHRI JASON JAVED, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT  
DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, JAVED ADDITION, AN ADDITION TO THE CITY  
OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A 5.333 ACRE TRACT OF LAND, IN THE J. E. NEELY SURVEY,  
ABSTRACT NO. 1180, TARRANT COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT  
RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN  
NINETY (90) DAYS AFTER DATE OF APPROVAL

PLAT APPROVAL DATE: 8-22-24

BY:  CHAIRMAN

BY:  SECRETARY

0' 80' 160' 240'

**LEGEND**

IRF	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
CIRS	CAPPED IRON ROD SET
	STAMPED "GSI SURVEYING"
NF	NAIL FOUND
POB	POINT OF BEGINNING
( )	DENOTES RECORD DATA
D.R.T.C.T.	DEED RECORDS OF
	TARRANT COUNTY, TEXAS
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
F.F.E.	FINISHED FLOOR ELEVATION
BFE	BASE FLOOD ELEVATION
FPE	FLOODPLAIN EASEMENT

WATER/WASTEWATER IMPACT FEES:  
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

BUILDING PERMITS:  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS:  
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED:  
THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

TARRANT COUNTY REQUIRE A MINIMUM LOT SIZE OF 1.0 ACRE (NET) FOR PROPERTIES THAT ARE NOT SERVED BY A PUBLIC WATER SYSTEM, AND THAT WILL BE SERVED BY PRIVATE ON-SITE SEWAGE FACILITIES (OSSF). FOR LOTS THAT ARE LESS THAN 1.0 ACRE (NET) AND NOT SERVED BY A PUBLIC WATER SYSTEM, LANDOWNERS SHALL SUBMIT A FORMAL REQUEST FOR A VARIANCE OF THE TARRANT COUNTY DEVELOPMENT REGULATIONS RELATING TO LOT SIZE AND A WRITTEN AUTHORIZATION FROM TARRANT COUNTY PUBLIC HEALTH CONFIRMING THAT IT HAS NO OBJECTIONS WITH THE PROCESSING OF THE PLAT. THE APPROVAL OF THIS PLAT DOES NOT GUARANTEE THAT ANY LOT IS SUITABLE FOR AN OSSF.

ALL PARTIES WITH AN INTEREST IN THE TITLE OF THIS PROPERTY HAVE JOINED IN ANY DEDICATION. TARRANT COUNTY WILL NOT ACCEPT THE DEDICATION OF ROADS WITHOUT PROOF OF CLEAR TITLE TO THOSE ROADS.

EXCUT PERMITS ARE REQUIRED FOR ACCESSING FM 1187 AND OLD GRANBURY RD/FM 1902. THE PROPOSED R.O.W. DEDICATION IS CONSISTENT WITH THE R.O.W. WIDTH RECOMMENDATION IN THE CITY'S MASTER THOROUGHFARE PLAN.

CONSTRUCTION PROHIBITED OVER EASEMENTS:

- NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PARKWAY PERMIT:

- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- SIDEWALKS AND STREET LIGHTS:
- SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AS PER CITY OF FORT WORTH STANDARDS.

CASE NO.: F5

08/19/24  
AUSHRIF JASON JAVEED DATE  
OWNER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY  
PERSONALLY APPEARED AUSHRIF JASON JAVEED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF August, 2024.

[Signature]  
NOTARY PUBLIC

**DARLA KAY MARTIN**  
Notary Public, State of Texas  
Comm. Expires 08-19-2028  
Notary ID 10373419

OWNERS:  
JENNIE & AUSHRIF JASON JAVEED

DOCUMENT NO. \_\_\_\_\_ DATE: \_\_\_\_\_

S-23-298

STATE OF TEXAS  
SURVEYOR'S CERTIFICATION

<p>COMMISSIONERS COURT TARRANT COUNTY, TEXAS</p>	
<p>PLAT APPROVAL DATE:</p>	<p>_____</p>
<p>BY:</p>	<p>_____</p>
<p><input type="checkbox"/> CLERK OF COMMISSIONERS COURT <input type="checkbox"/> TRANSPORTATION SERVICES DEPARTMENT</p>	
<p>NOTE: CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.</p>	

**FINAL PLAT OF  
LOT 1, BLOCK 1, JAVEED ADDITION  
AN ADDITION TO THE EXTRA TERRITORIAL  
JURISDICTION TO THE CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS  
BEING A 5.333 ACRE TRACT OF LAND, IN THE J. E.  
NEELY SURVEY, ABSTRACT NO. 1180, TARRANT  
COUNTY, TEXAS, CONVEYED TO JENNIE & AUSHRIF  
JASON JAVEED, AS DESCRIBED IN A DEED, RECORDED  
IN INSTRUMENT NO. D222043519, DEED RECORDS OF  
TARRANT COUNTY, TEXAS**

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON OCTOBER 02, 2023, AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

*SJ Hoff* 08/07/2024

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084

*Eng D. H. ...*  
8/7/2024

**GEOMATIC SOLUTIONS, INC.**  
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916  
TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=80'	Date: 08/07/24	DWG: 2023548-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2023-548